

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Milwaukee County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$19,843,812**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	92.41 %	97.23 %	9	95.51 %	19	21	
% of Funds Disbursed	76.43 %	92.70 %	10	87.58 %	7	8	
Leveraging Ratio for Rental Activities	7.54	3.61	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	74.47 %	95.84 %	9	82.17 %	21	18	
% of Completed CHDO Disbursements to All CHDO Reservations***	65.70 %	76.77 %	8	71.17 %	33	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	65.46 %	76.89 %	10	81.54 %	9	11	
% of 0-30% AMI Renters to All Renters***	24.23 %	51.22 %	9	45.68 %	12	15	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	72.68 %	87.60 %	10	96.19 %	2	3	
Overall Ranking:			In State:	10 / 10	Nationally:	13 16	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,551	\$14,717		\$27,510	194 Units	13.90 %	
Homebuyer Unit	\$3,669	\$13,969		\$15,239	506 Units	36.10 %	
Homeowner-Rehab Unit	\$13,587	\$15,998		\$20,932	700 Units	50.00 %	
TBRA Unit	\$0	\$2,662		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$87,768	\$33,305	\$14,287
State:*	\$65,413	\$75,489	\$17,842
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	70.4	89.3	93.9	0.0
Black/African American:	13.4	1.2	1.7	0.0
Asian:	0.0	0.0	0.4	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.1	0.0
Black/African American and White:	1.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.1	0.0
Asian/Pacific Islander:	0.0	1.0	0.1	0.0

ETHNICITY:

Hispanic	12.7	6.9	2.9	0.0
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HOUSEHOLD SIZE:

1 Person:	41.5	24.6	37.3	0.0
2 Persons:	41.5	14.3	24.4	0.0
3 Persons:	7.0	19.4	14.0	0.0
4 Persons:	7.7	26.3	10.7	0.0
5 Persons:	2.1	10.9	7.4	0.0
6 Persons:	0.0	2.0	3.3	0.0
7 Persons:	0.0	1.6	1.4	0.0
8 or more Persons:	0.0	0.2	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.4	26.3	16.7	0.0
Elderly:	28.9	0.8	37.0	0.0
Related/Single Parent:	16.2	25.7	18.3	0.0
Related/Two Parent:	10.6	42.2	25.6	0.0
Other:	19.0	3.4	1.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.5	0.2 #
HOME TBRA:	0.7	
Other:	3.5	
No Assistance:	80.3	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

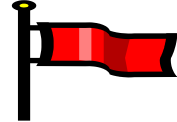
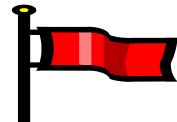
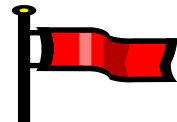
State: WI

Group Rank: 13
 (Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 16
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	74.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	65.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	65.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	72.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.78	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

